

Application ref: 2019/0348/P
Contact: Kate Henry
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KMG Partnership
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
22 Heath Drive
London
NW3 7SB

Proposal:

Rear extension to existing garage and new mansard roof above; alteration to openings, including enlarged openings to rear of garage and rear of main house and new door to replace window on side elevation of main house; alterations to side steps; installation of 4x rooflights in main roof

Drawing Nos: 4714-100 Rev P2; Design & Access Statement, dated 21/01/2019.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the

following approved plans: 4714-100 Rev P2; Design & Access Statement, dated 21/01/2019.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of Policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The south-west facing rooflight hereby approved shall be fitted with obscure glazing and retained as such thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of Policy A1 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting

The application site is 22 Heath Drive, a detached, red brick residential dwelling on the south-eastern side of the road, with a garage to the side (south-west). Planning permission is sought for a rear extension to the existing garage and a new mansard roof above; alterations to various openings; alterations to the steps at the side of the house and the installation of rooflights in the main roof.

The length of the existing garage would increase from approximately 5.2 metres to 6.3 metres, which is not a significant increase in size, and as the additional length is to the rear it would not be visible in the public realm. The replacement fenestration on the rear elevation would be similar in design to that of the existing. The existing mono-pitched roof would be replaced with a mansard style roof which sits behind the parapet, which is considered to be in keeping with the character and appearance of the host building and the wider area.

On the side elevation of the house, one of the ground floor windows would be replaced with a door and the existing steps would be reconfigured to provide access from the new door down into the area at the side of the building. The new stone steps would feature a metal balustrade. The proposed changes are considered to be in keeping with the character and appearance of the host building.

On the rear elevation, the two left-hand side openings at ground level would be removed and replaced with a much larger single opening measuring

approximately 5.8 metres wide and 2.9 metres tall. As part of this, the corbelled brickwork on the chimney stack feature would be moved upwards. Although the proposed new opening fails to align with the fenestration at first floor level and would result in a lower solid to void ratio at the rear of the building, this is considered to be acceptable on the basis that the enlarged opening is to the rear and does not therefore alter the character and appearance of the host building when viewed in the street scene along Heath Drive. Furthermore, the host building is relatively large and it is considered that the building can cope with such a large opening without it detracting from its overall character and appearance. The use of white aluminium frames is considered to be acceptable and in keeping with the style and age of the host building.

At roof level, 4 new rooflights would be installed. They are considered to be subordinate in size and number and as they are located towards the rear of the host building (albeit not all on rear-facing roof slopes) it is not considered that they would detract from the character and appearance of the host building or the wider area.

It is not considered that the proposals would cause undue harm to the residential amenities of nearby and neighbouring properties. The rear extension to the garage and the works to the side of the building would be visible from the neighbouring property to the south-west, No. 24; however, there is fencing along the shared boundary which reduces views between the two properties and which should mitigate the impact of the proposed development. Whilst the reconfigured stone steps provide a raised platform from which to view the neighbouring property, insofar as they relate to access to the building, rather than a place at which to sit and/or dwell, they are considered to be acceptable, especially because they are at the same height as the existing steps.

- 2 The new mansard style roof above the garage would be adjacent to the roof of the garage at No. 24 and would thereby not impact harmfully on this property. The proposed changes to the fenestration on the rear elevation of the host building would not impact harmfully on neighbours as the new opening would not provide any views beyond those already available. It is not considered that the proposed rooflights would cause undue harm either, due to their siting and orientation. However, in order to ensure that there is no overlooking from the proposed south-west facing rooflight into the neighbouring garden, a condition is attached to require that this rooflight is fitted with obscure glazing.

Neighbouring occupiers were consulted on the application. One objection has been received prior to making this decision which has been duly taken into account prior to making this decision. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with Policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016; and the provisions of the National Planning Policy Framework 2019.

- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 5 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope

Chief Planning Officer